

DEPARTMENT OF TRANSPORTATION

DISTRICT 7

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a California Way of Life*

September 29, 2024

Minjee Hahm, AICP Associate Planner
City of Beverly Hills
455 North Rexford Drive
Beverly Hills, CA 90210

RE: 450 North Roxbury Drive Project–
Negative Declaration (ND)
SCH #2024090380
GTS #07-LA-2024-04622
Vic. LA 2 PM 3.683

Dear Minjee Hahm,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The Project proposes to convert a portion of the ground level of the existing parking garage to approximately 6,797 square feet of retail space. The Project would remove 29 existing parking spaces, add 300 square feet of planter area, and restripe the remaining ground level of parking to replace the 3 removed Americans with Disabilities Act (ADA) parking spaces. The proposed total of parking spaces for the entire parking garage would allow the parking garage to continue to provide sufficient parking for the public. The three relocated ADA parking spaces would be located adjacent to the northeastern end of the proposed retail spaces. Pedestrian access would continue to be provided via the existing sidewalk along North Roxbury Drive. The Project would not modify the existing driveways and sidewalk.

The Applicant is requesting a Zone Text Amendment (ZTA) and General Plan Amendment (GPA) to allow an increase in the maximum FAR as a result of the conversion of the ground level of an existing parking structure abutting a public street to retail business(es), up to a depth of 70 feet from the front property line.

After reviewing the ND, Caltrans has the following comments:

Caltrans concurs that development of the Project, including the adoption of the associated ZTA and GPA, would have less than significant impacts to circulation. By removing excess parking to accommodate new retail spaces, the Project supports growth around

a transit hub that will provide opportunity for economic activity in a walkable area. Although the Project is not a transportation improvement project, it is located near existing transit routes on SR 2 to the north, Metro Line 20 bus stop to the southwest, Metro Line 4 bus stop to the northeast, and Metro Line 720 bus stop to the southwest. The Project is also northwest of the future Metro D Line Wilshire/Rodeo Station, which will support riders with mobility to places of employment and commercial use.

A Class 3 bicycle route is located along North Roxbury Drive, which is defined by the City's Complete Streets Plan as a designated preferred route for bicyclists on streets shared with motor vehicles. By upgrading the existing Class III bike route to a Class IV separated bikeway, this design element would ensure the safety of cyclists within the vicinity and provide network connectivity to the existing Class 4 bicycle lane on SR 2.

Any transportation of heavy construction equipment and/or materials that requires the use of oversized transport vehicles on State Highways will require a Caltrans transportation permit. Caltrans recommends limiting construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing these issues for Caltrans' review. We look forward to the coordination of our efforts to ensure potential impacts to the highway facilities and traveling public are discussed and addressed before work begins.

If you have any questions, please contact project coordinator Frances Duong, at frances.duong@dot.ca.gov and refer to GTS #07-LA-2024-04622.

Sincerely,



Anthony Higgins
Acting LDR/CEQA Branch Chief

Cc: State Clearinghouse